

FOR LEASE



# 395 BROAD AVE – UNIT A

## RIDGEFIELD, NJ

22,500 +/- SQ FT. WAREHOUSE / DISTRIBUTION / FLEX PROPERTY

**CONTACT EXCLUSIVE BROKER**

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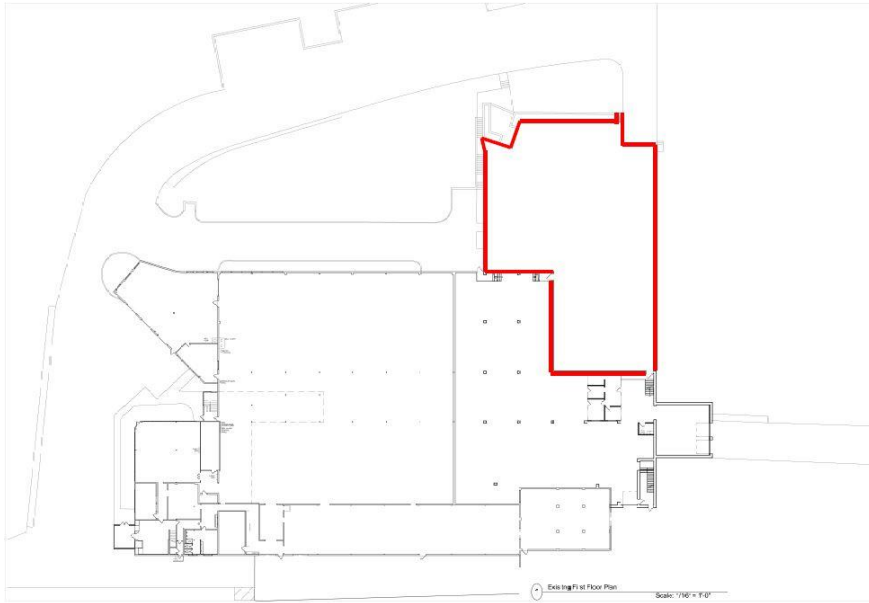
[swellins@teamresourcesinc.com](mailto:swellins@teamresourcesinc.com)



## 395 Broad Ave - Unit A

// Ridgefield , NJ

**Team Resources**, as exclusive agent, is pleased to present this property of 22,500 +/- Sq. Ft. Industrial/Flex space for Lease. Office to-suit. Conveniently located on Route 1 & 9.



### PROXIMITY TO KEY LOCATIONS

Port Newark	15 +/- miles	NJ Turnpike	11 +/- miles
Lincoln Tunnel	10 +/- miles	GW Bridge	4 +/- miles

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### Property Description

<b>Available Space:</b>	22,500 +/- sq. ft.
<b>Office Space:</b>	to-suit
<b>Ceiling Height:</b>	14'
<b>Loading Doors:</b>	1 loading dock
<b>Sprinklers:</b>	wet
<b>Power:</b>	400 amps / 208 volts
<b>Lease Price:</b>	\$14.00 per sq. ft. gross
<b>Taxes:</b>	included

